

**Planning & Zoning Commission  
Workshop Meeting Minutes  
Mayfield Village  
Oct 20, 2016**

The Planning and Zoning Commission met in workshop session on Thurs, Oct 20, 2016 at 7:30 p.m. at the Mayfield Village Civic Center, Main Conference Room for a meeting of the Planning and Zoning Commission. Chairman Syracuse presided.

**ROLL CALL**

**Present:** Mr. Vetus Syracuse Chairman  
Dr. Sue McGrath Chairman Pro-Tem  
Mr. Garry Regan  
Mr. Paul Fikaris  
Mr. David Hoehnen

**Also Present:** Mr. John Marrelli Building Commissioner  
Ms. Deborah Garbo Secretary

**Absent:** Mr. Bill Marquardt  
Mayor Bodnar  
Mr. Mark Guidetti Law Department  
Mr. Tom Cappello Village Engineer

**PROPOSAL**

1. Addition of (2) Docks Weston, Inc  
600 Beta Dr.  
FMC Architects, LLC

**DISCUSSION**

1. The Grove Amphitheatre Band Shell Project  
425 North Commons Blvd.  
MELD Architects

**OPEN PORTION**

**Weston, Inc  
600 Beta Dr.  
Addition of (2) Docks**

Chairman Syracuse called the meeting to order. This is a workshop meeting of the Planning and Zoning Commission. We have one proposal on the agenda tonight, an addition of two docks for

600 Beta Drive. Whoever is here to present for the application, if you could please step forward and state your name for the record.

Rob Namy, Chief Operating Officer with Weston, Inc introduced himself.

Frank Castrovillari, AIA, President FMC Architects introduced himself. The previous project before this took up the docks and about half the building. That left the other half without dock doors. In order to lease this and become a viable tenant, we have to add dock space to it. We're proposing to take the existing door that's there and convert it into two docks, provide a slight ramp to it and provide a screen wall to help hide the docks from the front of the building.

We're over the 100' setback requirement for dock doors from the front yard. If you look at the last page of the drawing, there's a picture that shows the existing condition, we're about 7' below the grade. With our 8' wall we're pretty confident that you're not going to see much of that semi there. The existing site is already almost 2' below the finished floor of the building. We really only have to go down another 2 or 2 ½ feet in order to get a truck dock to work in that area.

Mr. Marrelli asked, the docks on the other side are too narrow?

Rob Namy replied, that's for a different tenant. The problem with that north side of the building is the distance in between the edge of the building and the property line. When that building was built in 1972 the trucks were much shorter. Today they're at 52 - 53 feet. When you add a trailer onto it, there's no room for any kind of access or egress on the further side.

Mr. Marrelli asked, would you be opposed to putting conditions on an approval for no overnight parking in this area?

Rob Namy replied, I have no issue with that, seeing we don't have a tenant right now.

Mr. Marrelli said, when you make a lease. You could tell them they can't leave the trucks out front.

Rob Namy said, if they needed some overnight parking, we could put them in the back. We've tried to make this as aesthetically pleasing as possible.

Mr. Marrelli asked, how did you come to your screen wall height?

Frank Castrovillari replied, we're already 7' below that grade, so we're taking the 7' plus 8' high wall, that's 15' of coverage.

Mr. Marrelli said, your partial front elevation drawing shows the top of the truck actually coming out over the wall.

P & Z WS Minutes

Oct 20, 2016

Pg #3

Frank Castrovillari replied yes, that's if you were standing up 7' high off the street. That's not accurate from the street, you'll get an angle. What we didn't want to do is build a 15' wall.

Mr. Hoehnen asked, are you planning to use only the new docks?

Frank Castrovillari replied, obviously if they have semi's yes. If they have smaller delivery trucks and if it works in their operation, they could use the other door. This would be the only semi access they would have. I believe 56' is the longest legal one you could drive in backstreets here in Ohio.

Rob Namy said, most of the conversations we're having, people have 52 – 53' trucks. You guys were kind enough to grant us the approval to build the new docks on the west side of the building. We had a tenant that came along who really wanted to be here in Mayfield Village and we were able to construct those. There was no way we would have been able to get those guys into that building with the existing docks that were there. The remaining available space is 43,000 sq. ft. The other space is 42,000 sq. ft. and some change. Together the building is about 95,000 sq. ft.

Mr. Regan states, I was at a football game and someone approached me with an International Company looking for office warehouse space with dockage.

Rob Namy states, send them our way.

Mr. Fikaris asked, is there a proposed tenant?

Rob Namy replied, we have two proposals on the table now. One is and I don't mind telling you is OMNI who already has several locations in your town right now. They're very interested in this space. This was an absolute requirement for them. We thought that even if we don't get them at this point, we'd just like the ability to have the approval. It's not necessarily something that's going to happen. If we run across a tenant that's going to have just box trucks, then we wouldn't put these docks in. It would only be in a situation where the potential tenant would need the ability to put in a 53' or 56' foot trailer.

Mr. Marrelli asked, if your proposed tenant ends up not needing this, will you go forward with this anyway?

Rob Namy replied, no.

Mr. Regan asked, so if this is approved, you'll hold onto it for a while?

Rob Namy replied, that's right. I don't know if you're familiar with this building, this building sat vacant for 10 years. Our involvement in this came about one year ago. We were able to secure a lease with Mr. Beams, build it out and put them in. I know John's seen the building.

Mr. Marrelli comments, it's awesome.

Rob Namy continued, we created new docks, we built out 6200 sq. ft. of office, new lights. It's really a state of the art facility for this company, it's a terrific space. I envision a new company coming along very quickly.

Mr. Marrelli states, just as a side for this Board, OMNI, which it's public I guess now that you know that they need more space, they would have liked to stay where they were and expand into their space where Geis is, but the Dance Studio is in the way and she won't give up any space. I only say that because as these buildings fill up and these uses come in that are not Production/Distribution with a lot of employees, we have to be selective.

Mr. Regan said, tell the landlords not to bring those proposals.

Mr. Marrelli said, they'll bring you anybody they can if they'll pay the rent/square footage, even if it's putting cardboard boxes in there. The point is, a landlord can bring anybody that's a prospect. We have to watch because now what I said ten years ago is starting to turn the corner. If you give this space out to dancers & trampoline artists and everything else, now we have good companies that we can't take care of.

Mr. Regan comments, those dancers put a heck of a performance on at The Grove.

Dr. McGrath added, and they've been good tenants for a long time.

Mr. Marrelli said, I understand.

Mr. Fikaris asked, so the location for these docks is to facilitate the entering & exiting of the trucks? Any other positioning for these docks would not be practical?

Rob Namy replied, we looked at a couple other different locations with John.

Frank Castrovillari states, nowadays you need about 120' to get the truck to pull in and then back up. For this half of the building, there's really no other location for us. We want to have them pull in, pass this corner to the parking lot and then back in here. We made the drive a little bit wider, we got rid of a little bit of grass, not much, but this way at least they could swing in and come back out again.

Mr. Marrelli asked, are you going to have to put pipe bollards at the end of this?

Frank Castrovillari replied, we'll have bumpers and everything like that, yes. We're going to match what they do on the other side.

Mr. Fikaris asked, is this going to pose a problem during business hours with everybody else getting in and out of here?

Frank Castrovillari replied, they can come anytime during the day, but usually deliveries tend to do earlier in the morning or later in the afternoon.

Mr. Marrelli asked, do you foresee a lot of traffic to the back to Mr. Beams?

Rob Namy replied, to the gentleman's point of truck traffic, we envision everybody coming in, traveling around on the north side of the building, backing into those docks that are on the west side of the building then pulling out in a truck lane that we've created along the west and south side all the way down and out, with the appropriate signage of course.

Mr. Marrelli states, that's pretty similar to what's going on with MARS Electric and QED, same situation with the trucks swinging around.

Mr. Fikaris asked, is a variance required?

Mr. Marrelli replied, no.

**NEXT STEP**

Vote meeting scheduled for Mon Nov 7th, time to be determined.

\*\*\*\*\*

**The Grove Amphitheatre  
Band Shell Project  
425 North Commons Blvd.**

Mr. Marrelli states, this was not on the agenda. This is for discussion only and I'm going to rely on Garry for most of the background. You may have heard that we're going out to BID to build a band shell. If you look at the site plan, that's the stage, seating area here, and the band shell would have its back to the west, the small hill with the trees behind it. The reason we're doing this is because we could provide lighting, electric and cover. It's overdue that we put something permanent up there instead of renting tents.

Mr. Hoehnen added, and we could get money from the County.

- **Background by Garry Regan, Grove Committee, Chairman**

Mr. Regan said, as you all know, the Council and the Mayors have been extraordinarily supportive of this project. I think this project will be the centerpiece to The Grove. What you're seeing here is Phase I. There are two phases to this band shell project. The second phase which will follow hopefully next year is the addition of a green room for changing purposes and a storage room. I assume also some ancillary equipment and maybe some lighting.

What you see here is a basic shell with house lighting. The area beneath the shell will have some light. It won't be performance/theatrical lighting or anything like that. But that could be added later. The way these trusses are, it's designed for a lot of flexibility.

The Grove itself has really good sound. The band shell will enhance that. It will push the sound out across the hill. You might notice that these side walls are flipped around from what we

originally thought because the sound people thought that would be the best way to go to kill the echo. The band shell will overhang a little bit more than halfway so all of our performers and their instruments will be protected. Part of the work that's proposed is also going to be an LED sign on SOM.

As was mentioned, Cuyahoga County announced the Community Development Supplemental Grant which is open to any community with a capital project. They're hoping to allocate \$50,000 grants per year for two years. When we approached them about the procedures, number one, this isn't for income, it's a merit project. They were amazed at how far we advanced in this project, we're committed. We're going to the County because we feel we're deserving of some assistance with this. I think the application is due on the 23<sup>rd</sup>. By that time, I believe our BIDS will be in.

Since we are seeking grant funding from the County to assist with this project, a Public Meeting is a requirement for the grant. On Monday Nov 14<sup>th</sup> at 7:00 pm we're holding a Public Meeting in the Community Room for the purpose of presenting this project plan. If you have something good to say, then come. I'd like to see people there. Maybe the County doesn't care but I'd sure like to see 31 people there cheering and excited about this project.

I'll be at the Architectural Review Board meeting on Oct 27<sup>th</sup> to talk about this.

Mr. Regan concludes, if this goes through as I believe it will, it'll be constructed over the winter, it'll be done the end of May and our first Grove event I hope will be the weekend we celebrate the Fourth of July.

Mr. Hoehnen, Grove Committee Member states, we're hoping to get I believe \$50,000 from the County for the first phase and an additional \$50,000 next year for the second phase.

Mr. Regan states, the Mayor, Diane, Bill Thomas, John & Ed Parker have been meeting every couple weeks to get updates on this. Every time we meet Ed seems to come in with new materials and another idea. I think the costs seem to be coming down.

Mr. Marrelli said, you put a project together, you ask people if they like the way it looks, you go out and find the materials, you figure out how much it's going to cost, you do a feeler for contractors, then you get sticker shock.

Mr. Hoehnen said, I think another plus for us in respect to the County giving us money, is the fact that this is a facility that's open to the general public and free of charge. It looks like a County project.

Mr. Regan said, we're promoting this as many places as we can.

Mr. Fikaris asked, what's involved in the other phases, more lighting?

Mr. Regan replied, as far as construction, off this back stage left will be a green room and storage room. People have asked, why not restrooms? Right now I think everybody's o.k. with using the pool restrooms and we have a very nice port-a-potty.

Dr. McGrath said, for something that's only used a couple hours seems silly to putting in restrooms.

Mr. Marrelli said, down the road there may be theatre lighting that we add and sound reinforcement. This building will lend itself because of the open truss design.

Mr. Regan said, the open truss design and the columns to hold lights and sound. We have a sound board portable system. At some point in time we might acquire other sound equipment seasonally that gets installed in the summer and then taken down. Right now we hire Showtime Sound. We give performers the option. This summer I think one or two brought their own. We're not going to do anything permanent at this point stage. Stage left where the stone ends, we're going to create a small pad where the sound technician will be. In time we might get our own equipment and run conduit.

Mr. Marrelli said, we don't know if that'll ever be necessary. Anymore these sound guys are using i-pads and doing it wireless. They can go anywhere.

Mr. Fikaris asked about securing the facility.

Mr. Regan replied, there's been a request in the past to rent this for a concert program. We're not set up for that right now. We have no fencing. When we do the storage room and green room, there'll be doors with locks. I would imagine we wouldn't store sound equipment in there during the winter, at best it'll be tables & chairs. I don't think there's anything here we need to secure. We do have up-lighting. I forgot to mention, this roof has a 30-year life. This will be a permanent theatre.

Dr. McGrath said, and it doesn't look like it's ripe for skateboarders. You don't want kids thinking that's a place to hang out. That's the kind of thing that would concern me.

Mr. Regan concludes, come on the 14<sup>th</sup> if you can. If you don't like it, don't bother.

Public Meeting  
**Monday, Nov 14, 2016 at 7:00 p.m.**  
Mayfield Village Community Room  
Presentation of Project Plans, Band Shell Structure @ The Grove

*There being no further business, the meeting adjourned at 8:05 p.m.  
Respectfully Submitted,*

*Deborah Garbo  
Executive Assistant, Building Department*